Davidson County DEEDWARR
Recvd: 06/06/06 10:34 2 pgs
Fees:13.00 Taxes:269.92
20060606-0066630

Prepared by:
First Priority Title Company, Inc.
A. Nicole Troutt., Attorney
101 Dalton Place Way
Knoxville, TN 37912
File No.06-364 ABY/dmh

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **HOUSEHOLD FINANCIAL CENTER, INC., ("Grantor"),** has bargained and sold, and hereby transfers and conveys to **SHERI PROSSER,** Married **("Grantees")**, their successors, heirs and assigns, certain land in Davidson County, Tennessee, ("Property"), being more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND situated in Davidson County, Tennessee, being known and designated at Lot R on the unrecorded plan showing the subdivision of Lots 46, 59, 49 and 64 to 66, on the unrecorded plan of Scenic View Subdivision, not of record, and described according to survey dated July 29, 1974 by John B. Kohl, III, registered land surveyor as follows:

BEGINNING at a point in the northeast margin of Scenic View Road, (formerly Havron Avenue), 1690.2 feet northwest from a concrete monument set in said margin of said road at the beginning of a curve into Hillbrook Drive; thence, with the margin of Scenic View Road (formerly Havron Avenue), North 46 deg. 29 min. West, 69.1 feet to a point; thence, North 43 deg. 31 min. East, 170 feet to a point; thence, South 46 deg. 29 min. East, 69.1 feet to a point; thence, South 43 deg. 31 min. West, 170 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Household Financial Center, Inc., by deed dated October 7, 2005 from William Timothy Hill, Substitute Trustee, of record as Instrument No. 20051121-0140718, in the Register's Office for Davidson County, Tennessee.

Said property bears the street address of 147 Scenic View Drive, Old Hickory, Tennessee 37138-3815.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to restrictions, setback lines and easements shown of record in the Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming, by, through, or under Grantor, but not otherwise.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their judgment.

Executed this the 25 day of May 2006.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: Maria I. Ortega
ITS: Asst. Vice President

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Maria I. Ortega**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **Asst. Vice President** of **HOUSEHOLD FINANCIAL CENTER, INC.**, the within named bargainor, a corporation, and that she as such **Asst. Vice President**, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the corporation by herself as **Asst. Vice President** .

Witness my hand and official seal at office, in Los Angeles County, California, this 25 day of May 2006.

Notary Public

My Commission Expires: 4/29/2009

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009

NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **SHERI PROSSER**
ADDRESS: 147 Scenic View Drive, Old Hickory, TN 37138-3815
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SHERI PROSSER -
126 Jacksonian Dr., Hermitage TN 37076

TAX ID# 043-04-0 050.00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$72,950.00**.

Affiant _____.

Subscribed and sworn to before me this 31st day of May 2006.

Notary Public

My Commission Expires: June 9, 2007

WENDY L. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY